


**FOR SALE**

# 1,916 SF BUILDING AVAILABLE ASHLAND, OH

## Property Highlights

This former gas station and convenience store is available for sale in Ashland, Ohio, located adjacent to a CVS, Huntington, and YMCA along E Main Street (OH-96) and Eastern Ave. The existing building is approximately 1,916 SF on 0.35 acre and is zoned highway service district. Site may be restricted against uses competitive with C-Store/Fuel.

<b>BUILDING SF</b>	1,916 SF	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SIZE</b>	.35 AC	<b>3-MILE (POP.)</b>	21,020
<b>YEAR BUILT</b>	1963	<b>5-MILE (POP.)</b>	25,664
<b>PARKING</b>	12 Spaces	<b>AVG HH. INCOME</b>	\$85,270
<b>TRAFFIC COUNTS</b>	9,403 VPD	<b>SPACE USE</b>	QSR Other Retail

Tax Parcel ID	RE Taxes	Zoning	Asking Price
P44-029-0-0100-00	\$3,598.52	B3 - Highway Service District	Call for Details



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